



**REPORT of  
DIRECTOR OF SERVICE DELIVERY**

to  
**NORTH WESTERN AREA PLANNING COMMITTEE  
21 OCTOBER 2020**

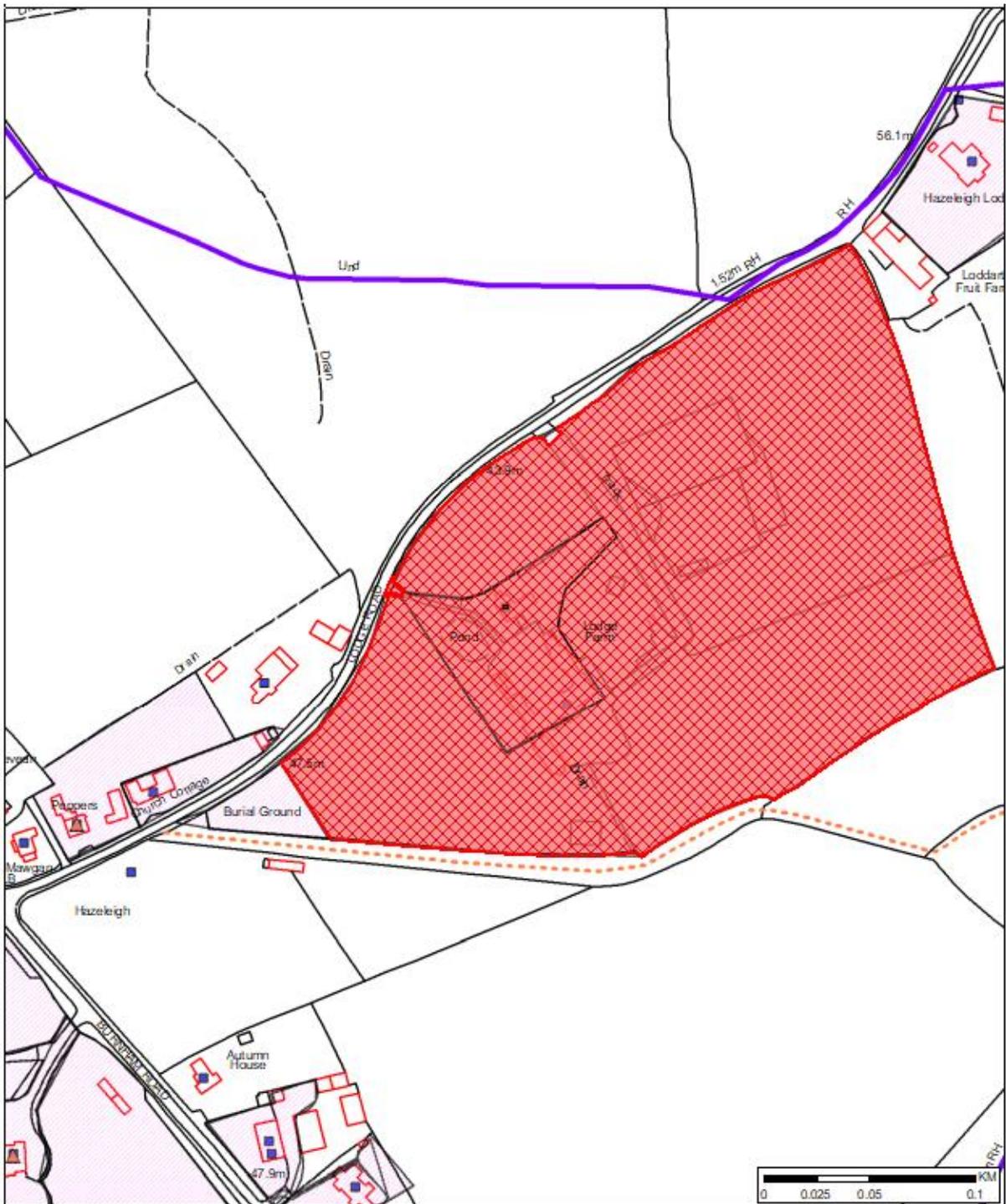
<b>Application Number</b>	<b>20/00742/FUL</b>
<b>Location</b>	Lodge Farm Lodge Road Hazeleigh
<b>Proposal</b>	Removal of condition 2 (demolition of existing dwelling) in order to retain the existing original dwelling on site as ancillary accommodation to the main dwellinghouse on approved planning permission 14/01109/FUL (Variation of condition 2 on approved application FUL/MAL/09/00994 (New detached double garage and conversion of existing bungalow garage to residential family room) to allow the provision of a double front entrance door instead of a single door as approved, and change to the front porch on the northern elevation of the dwelling.)
<b>Applicant</b>	Mr A Burrows
<b>Agent</b>	Mrs H Webb - Smart Planning Ltd
<b>Target Decision Date</b>	23.10.2020
<b>Case Officer</b>	Hannah Bowles
<b>Parish</b>	<b>HAZELEIGH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In from Councillor M F L Durham on the basis of local interest. Major Application

1. **RECOMMENDATION**

**REFUSE** for the reasons as detailed in Section 8 of this report.

2. **SITE MAP**

Please see overleaf.



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	Organisation:	Maldon District Council
	Department:	Planning Services
	Comments:	Not Set
	Date:	04/10/2020
	MSA Number:	100018588

### **3. SUMMARY**

#### **3.1 Proposal / brief overview, including any relevant background information**

- 3.1.1 The application site is located on the southern side of Lodge Road in a rural location outside of the defined settlement boundaries of the district. Lodge Road is a single lane track boarded by an abundance of soft landscaping and trees, surrounded mainly by open and undeveloped agricultural fields. There is a cluster of dwellings to the south of the site as Lodge Road meets Burnham Road.
- 3.1.2 The application site is occupied by two residential dwellings, the original farmhouse and a large and sprawling dwelling, complete with an integral annexe, which was constructed on the basis of a replacement dwelling in lieu of the original farmhouse.
- 3.1.3 The site as outlined in red comprises the dwellings noted above and its residential curtilage. Agricultural fields make up the remainder of the site located immediately adjacent to the southern, eastern and western boundaries of the residential curtilage.
- 3.1.4 Planning permission for the replacement dwelling was initially granted under the terms of 08/00763/FUL and the design was subsequently altered under 09/00994/FUL. The permission was revised again under the terms of a variation of condition application reference 14/01109/FUL, with the replacement dwelling being constructed in line with this permission.
- 3.1.5 Planning permission is sought for the removal of condition 2 of planning reference 14/01109/FUL, in order to retain the original dwelling on site as ancillary accommodation to the main replacement dwellinghouse. Condition 2 states:

*‘Within 3 months following the first occupation of the dwelling hereby approved the existing dwelling on the site shall be demolished and the resulting material removed from the site.*

#### **REASON**

*The development has only been approved on the basis that the dwelling house hereby approved is a replacement for that which exists in accordance with policies S2 and CC22 of the adopted Maldon District Replacement Local Plan.’*

- 3.1.6 The applicant wishes to retain the original dwelling to use as annexe accommodation ancillary to the replacement dwelling. A draft Unilateral Undertaking (UU) has been submitted with the application and would ensure that the original dwelling is not sold separately to the remainder of the site and that the original dwelling would not be occupied other than ancillary accommodation to the replacement dwelling.

#### **3.2 Conclusion**

- 3.2.1 Condition 2 of application 14/01109/FUL was crucial to the approval of the replacement dwelling and meets the six tests as contained in the Planning Practice Guidance (PPG). Therefore, it would be unreasonable to remove this condition without sufficient justification.

- 3.2.2 The application site lies outside the defined settlement boundaries of the District wherein both policies of the Development Plan (DP) and Government Guidance points towards the continued restraint of development in the countryside. In order to protect the intrinsic character of the countryside, it should be open and free from unnecessary development. The retention of the original dwelling which visually would appear tantamount to an additional dwelling at the application site, is considered to result in the intrusion and intensification of residential development, eroding the character and appearance of the rural site and area.
- 3.2.3 Furthermore, given the lack of information submitted with the application to demonstrate that the original dwelling would be used in an ancillary nature, the failure of the proposal to comply with the criteria set out in the Specialist Needs Housing (SNH) SPD for annexe accommodation, and that insufficient justification / evidence for the removal of the condition has been supplied, it is not considered that there are any material considerations that outweigh the identified harm or the conflict with policies and government guidance. Therefore, the proposal is considered to be contrary to policies S1, S8, D1 and H4 of the Local Development Plan (LDP), the guidance and provisions as contained within the National Planning Policy Framework (NPPF), the SHN SPD and the adopted Maldon District Design Guide (MDDG).

#### **4. MAIN RELEVANT POLICIES**

Members' attention is drawn to the list of background papers attached to the agenda.

##### **4.1 National Planning Policy Framework 2019 including paragraphs:**

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 54 – 57 Planning conditions and obligations

##### **4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:**

- S1 Sustainable Development
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D3 Conservation & Heritage Assets
- H4 Effective Use of Land
- T1 Sustainable Transport
- T2 Accessibility

##### **4.3 Relevant Planning Guidance / Documents:**

- Car Parking Standards
- National Planning Policy Framework (NPPF)
- Specialist Needs Housing (SNH) SPD

## **5. MAIN CONSIDERATIONS**

### **5.1 Principle of Development**

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the 1990 Act and paragraph 47 of the NPPF require that planning applications are determined in accordance with the DP unless material considerations indicate otherwise.
- 5.1.2 The application site lies outside of any defined development boundary. According to policies S1 and S8 of the LDP, the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. The policies stipulate that outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided the development is for proposals that are in compliance with policies within the LDP, neighbourhood plans and other local planning guidance.
- 5.1.3 The replacement dwelling which has been constructed was only approved on the basis that it would replace the original dwelling at the application site, the reason for the imposition of condition 2 specifically states *'The development has only been approved on the basis that the dwelling house hereby approved is a replacement for that which exists in accordance with policies S2 and CC22 of the adopted Maldon District Replacement Local Plan.'* The original and proceeding applications for the replacement dwelling were only found to be acceptable in principle based on the fact that it would replace the original dwelling. Therefore, without the imposition of condition 2 the replacement dwelling would not have been acceptable in principle. Whilst application 14/01109/FUL was assessed and approved prior to the approval of the current LDP, policy CC22 (replacement dwellings) of the Maldon District Replacement Local Plan (MDRLP) 2005 has been carried forward and replaced by Policy H4 of the LDP 'Effective Use of Land'. The general thrust of the policies are similar and consistent. Therefore, on this basis it is not considered that the proposal to retain the original dwelling is acceptable in principle.
- 5.1.4 The success of the application will rely on any material considerations outweighing the conflict with approved policies and harm identified within this report. The material considerations when determining this application for the removal of Condition 2 is whether the condition is legally sound and if there is other justification submitted to warrant its removal.

### **5.2 Justification for the Removal of Condition 2**

- 5.2.1 The submitted Planning Statement contends that the application should be approved based on the heritage significance of the original dwelling and proposes to surrender permitted development rights in relation to the replacement dwelling, allowed under Class A of the General Permitted Development Order (GPDO) which relates to the enlargement, improvement or other alteration of a dwellinghouse.

## Heritage Significance

5.2.2 The original dwelling is **not** a designated or locally listed non-designated heritage asset and the loss of this building was not objected under the terms of previously approved applications 08/00763/FUL, 09/00994/FUL and 14/01109/FUL, which allowed the replacement dwelling on the basis that the original dwelling would be demolished.

5.2.3 In an attempt to justify the retention of the original dwelling a Heritage Statement (HS) prepared by Janice Gooch Heritage Consultancy has been submitted with the application. The HS concludes:

*‘The property forms part of a Planning condition that on completion of the new build, the existing Lodge Farmhouse is to be demolished. However, this property is considered to be of high historic significance and worthy of nominating for listing due to the existing layout, early C17 timber frame and brickwork.’*

5.2.4 The Council’s Conservation Officer (CO) has been consulted for their expert opinion and the following conclusions have been provide within their consultation response:

*‘The overall significance of the house is limited because of the degree to which it has been altered in the 20th century. All evidence for original openings has been obscured by later alterations. Indeed, at a glance the house has the appearance of an unexceptional mid-20th-century dwelling. The house has certainly been too altered to merit national listing, but it may be regarded as a non-designated heritage asset for the purposes of paragraph 197 of the NPPF due to its early architectural features.’*

*‘From a conservation perspective it would be a shame to lose this old house as it possesses some moderate local architectural and historic interest.’*

*‘I welcome the proposal to retain the house, to replace the plastic windows with timber windows, to demolish the conservatory and repoint the soft-red brickwork using an appropriate lime mortar. The retention of the house would pose no conflict with the requirements of policy D3 of the Maldon LDP or chapter 16 of the NPPF.’*

5.2.5 The Conservation Officer highlights that the original dwelling possesses moderate local architectural and historic interest but given the significant alterations that have taken place, it would not be worthy of national listing. Whilst a limited benefit in terms of heritage can be drawn from the proposal to retain the original dwelling, this is considered to be significantly outweighed by the conflict with the policies contained within the LDP and the harm to the site and rural landscape (discussed in section 5.4).

## Permitted Development Rights

5.2.6 In a further attempt to justify the retention of the original dwelling, the applicant has highlighted the extensions that could potentially be undertaken to the replacement dwelling under the permitted development rights contained with Class A of the GPDO. A plan titled ‘Illustrative Permitted Development and Proposed Demolition’ has been submitted to visually demonstrate the extent that the applicant believes the replacement dwelling could be extended.

- 5.2.7 Firstly, a lawful development certificate to confirm if the proposed extensions shown on the plan would be lawful, has not been submitted to Council for approval and in any event, it was not considered necessary to remove these permitted development rights at the time of the approval of the replacement dwelling. Therefore, should the applicant wish to undertake an extension that complies with Class A of the GPDO, this is within their gift and would not justify the removal of condition 2 which was crucial in the approval of the replacement dwelling.
- 5.2.8 The surrendering of the permitted development rights in favour of the retention of the original dwelling is not considered to weigh in favour of the proposal, given that it was not considered necessary to remove these permitted development rights at the time of the approval. However, should the application be approved, it is considered that given the significant level of built form that would lawfully occupy the site, a condition to remove these rights would meet the 6 tests and should be imposed.

### **5.3 Provision of Annexe Accommodation**

- 5.3.1 The original dwelling is proposed to be retained as ancillary accommodation and is referred to as the 'Cottage Annexe' throughout the submitted Planning Statement. Whilst it has not been explicitly stated what the ancillary accommodation is proposed to be, the existing floor plan shows that the original dwelling provides a full suite of accommodation needed for day to day living and no proposed plans which indicate a change in the current accommodation have been submitted. Therefore, on this basis, should the application be approved the original dwelling could be used as annexe accommodation.
- 5.3.2 It is pertinent to note that the replacement dwelling was approved with an integral annexe which provides a lounge, bathroom, kitchen, dining room and double bedroom with an en-suite.
- 5.3.3 The SNH SPD, was adopted in September 2018 and states that proposals for annex accommodation will not only be required to meet the criteria in policy H4 but also the criteria within the SPD which is as follows:
- 1) Be subservient/subordinate to the main dwelling;
  - 2) Have a functional link with the main dwelling (i.e. the occupants' dependant relative(s) or be employed at the main dwelling);
  - 3) Be in the same ownership as the main dwelling;
  - 4) Be within the curtilage of the main dwelling and share its vehicular access;
  - 5) Be designed in such a manner to enable the annex to be used at a later date as an integral part of the main dwelling;
  - 6) Have no separate boundary or sub-division of garden areas between the annex and the main dwelling; and
  - 7) Have adequate parking and amenity facilities to meet the needs of those living in the annex and the main dwelling.
- 5.3.4 In relation to criteria 1, whilst the original dwelling is a significantly smaller scale than the replacement dwelling, given that the original dwelling was the main dwelling on the application site for a substantial length of time and is of a scale, appearance and form of the relatively spacious family home in its own right, it is not considered

that the original dwelling appears subservient or subordinate in relation to the replacement dwelling.

- 5.3.5 In respect of criterion 2, it is noted that the application proposes to retain the dwelling as ancillary accommodation. However, no information in respect of the intended use or how the original dwelling would form ancillary accommodation has been supplied. The existing accommodation would facilitate a full suite of activities for day to day living and the level of facilities would allow for a totally independent form of development from the replacement dwelling. The existing level of accommodation goes a long way beyond satisfying the functional needs of a potential future occupier and would easily remove the need for the building to be used ancillary to the main dwelling. In effect, should the application be approved in its current form the original dwelling could be used as a self-contained unit of accommodation detached from the replacement dwelling without any degree of dependency or requirement to interact with the principal property.
- 5.3.6 The original dwelling is within the same ownership as the replacement dwelling, it is within the residential curtilage of the site and shares the existing vehicular access. Therefore, the proposal would comply with criterion 3 and 4.
- 5.3.7 In respect of criterion 5, the replacement dwelling is of a significant size and provides in excess of 30 rooms, including an integral annexe. Given the level of accommodation available with the replacement dwelling, it is not considered likely that the original dwelling if retained, would be used as an integral part of the replacement dwelling. In addition, no evidence to suggest that it could form an integral part of the replacement dwelling, has been supplied.
- 5.3.8 In relation to criterion 6, there is a plot of land to the rear of the original dwelling which is physically separated from the land immediately east of the replacement dwelling, by a high level of soft landscaping, forming a sub-division of the garden areas.
- 5.3.9 In relation to criterion 7, there are adequate parking and amenity facilities to meet the needs of those living in the annex and the main dwelling.
- 5.3.10 The proposal fails to comply with criterion 1, 2, 5 and 6 contained within the SNH SPD. In addition, and importantly there has been no evidence provided to justify the need for the retention of the original dwelling and as stated above there is an existing integral annexe and in excess of 30 rooms contained within the replacement dwelling. Therefore, on the basis of the above assessment and the lack of information provided, it is considered that the retention of the original dwelling is unjustified.

#### **5.4 Design and Impact on the Character of the Area**

- 5.4.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development.

It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that:

*“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.*

The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:-

- a) Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;
- b) Height, size, scale, form, massing and proportion;
- c) Landscape setting, townscape setting and skylines;
- d) Layout, orientation, and density;
- e) Historic environment particularly in relation to designated and non-designated heritage assets;
- f) Natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value; and
- g) Energy and resource efficiency.

5.4.2 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the MDDG (2017).

5.4.3 The application site lies outside of any defined development boundary. According to policies S1 and S8 of the LDP, the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. The policies stipulate that outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided the development is for proposals that are in compliance with policies within the LDP, neighbourhood plans and other local planning guidance.

5.4.4 The application site is set within the rural countryside. The residential curtilage lies amongst fields within the applicant’s ownership, adjacent to the east, south and west. Open countryside is located to the rear and opposite site. There is a cluster of residential development on the opposite side of Lodge Road, to the south of the site.

5.4.5 The application site is currently occupied by two residential dwellings. The two storey element of the original dwelling subject of this application measures 11.1m wide, 7.6m deep and has a ridge height of 9m. Whilst it is set back from the public highway by around 45m, due to its scale it is largely visible from the public highway when travelling in both directions. The replacement dwelling is of a significant size and is an usual shape, with two front projections and a rear projection, it has a staggered roof line and varying depths. The main body of the dwelling is 40m wide, a maximum depth of 15.3m and with a maximum ridge height of 11m. There is a rear projection which measures 21m in depth and 8m wide and two front projections on the eastern and western side of the front elevation both of which project 25m from the

front elevation. The replacement dwelling is set further back within the plot around 80m from public highway, whilst less prominent than the original dwelling, views of the dwelling are available from Lodge Road.

- 5.4.6 The retention of the original dwelling would result in the site appearing to be occupied by two planning units due to the scale, appearance siting and segregation of the original dwelling. The level of sprawling built form that would permanently occupy the site is significant and would fail to protect the rural landscape. In order to protect the intrinsic character of the countryside, it should be open and free from unnecessary development. It is considered that the visual impact to the site and surrounding rural area that would result from the permanent retention of the original dwelling would be unacceptable and unjustified. The retention of the original dwelling would visually appear tantamount to an additional dwelling at the application site; eroding the character and appearance of the site, rural area, and would represent the intrusion and intensification of residential development at the site and within the surrounding area, contrary to policies S1, S8, D1 and H4 of the LDP, the guidance and provisions as contained within the NPPF and the adopted MDDG.

## **5.5 Use of Planning Conditions – The Six Tests**

- 5.5.1 The PPG (Use of Planning Conditions) states that conditions can enhance the quality of a development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects. The NPPF and PPG make it clear that planning conditions should satisfy the following six tests; (1) necessary, (2) relevant to planning, (3) relevant to the development, (4) enforceable, (5) precise and (6) reasonable in all other respects.
- 5.5.2 Condition 2 of planning permission 14/01109/FUL, was carried through from 09/00994/FUL. The condition was crucial to the success of the original application for a replacement dwelling and met the 6 tests, set out above.
- 5.5.3 Given the above assessment, it has been demonstrated that the condition is still reasonable and necessary for a number of reasons including the lack of evidence to confirm that the original dwelling would be used in an ancillary nature and wouldn't result in an additional planning unit, and to protect the visual amenity of the existing site and surrounding rural area. Due to the nature and wording of the subject condition it remains relevant to planning and the development, enforceable and precise.

## **5.6 Impact on Residential Amenity**

- 5.6.1 The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG (2017).
- 5.6.2 The original dwelling and use of the site for residential purposes is existing and established. Therefore, on this basis it is not considered that the retention of the original dwelling would detrimentally impact the residential amenity of the neighbouring occupiers.

## **5.7 Access, Parking and Highway Safety**

- 5.7.1 The Council's adopted Vehicle Parking Standards (VPS) SPD contains the parking standards which are expressed as maximum standards. This takes into account Government guidance which encourages the reduction in the reliance on the car and promotes methods of sustainable transport.
- 5.7.2 The existing access to the site is not proposed to be altered and the provision of additional ancillary accommodation would not result in a significant increase in the vehicular movements to and from the site. Therefore, no concerns are raised in terms access or highway safety.
- 5.7.3 The original dwelling, as existing, has two bedrooms and the replacement dwelling has six bedrooms. Therefore, a minimum of three car parking spaces should be provided. The site has space to park in excess of three cars. Therefore, no concerns in this respect are raised.

## **5.8 Private Amenity Space**

- 5.8.1 Policy D1 of the approved LDP requires all development to provide sufficient and usable private and public amenity spaces, green infrastructure and public open spaces. In addition, the adopted Maldon Design Guide (MDG) SPD advises a suitable garden size for each type of dwellinghouse, namely 100m<sup>2</sup> of private amenity space for dwellings with three or more bedrooms, 50m<sup>2</sup> for smaller dwellings and 25m<sup>2</sup> for flats.
- 5.8.2 The replacement dwelling is served by an amenity area in excess of 100m<sup>2</sup>. The retention of the dwelling would not impact this area. Therefore, no concerns in this respect are raised.

## **5.9 Other Material Considerations**

- 5.9.1 The submission of the draft UU has been considered. However, given the above assessment, it is not considered that this would outweigh the harm caused by the proposal.

## **6. ANY RELEVANT SITE HISTORY**

- **04/01257/FUL** – Two storey additions to existing house, construction of cart lodge and conversion of barn to games room – Approved
- **05/01118/FUL** - Refurbishment of existing dwelling, erection of conservatory and provision of garage, workshop, office / studio in replacement barn – Approved
- **06/01272/FUL** - Replacement dwelling with dependant accommodation and indoor swimming pool – Refused
- **08/00265/LDE** - Claim for a Certificate of Lawfulness: The use of Lodge Farm without complying with an agricultural occupancy condition – Approved
- **08/00763/FUL** - Replacement dwelling with dependant accommodation and indoor swimming pool. Approved
- **08/01063/FUL** - To retain main entrance gateway complete with 2m high brick walls to either side of existing drive and fitting of new gates – Refused - 22.12.2008.
- **09/00714/FUL** - Erection of entrance walling and gates (revised scheme) – Approved

- **09/00994/FUL** - Replacement dwelling with dependant accommodation and indoor swimming pool – Approved
- **10/00407/HOUSE** - To construct a timber framed and clad storage shed. - Approved
- **14/01048/NMA** - Application for non-material amendment following grant of Planning Permission FUL/MAL/09/00994 (Replacement dwelling with dependant accommodation and indoor swimming pool) Amendment to the front entrance, alterations to the size of the entrance to accommodate a double front entrance as opposed to a single door. – Refused
- **14/01109/FUL** - Variation of condition 2 on approved application FUL/MAL/09/00994 (New detached double garage and conversion of existing bungalow garage to residential family room) to allow the provision of a double front entrance door instead of a single door as approved, and change to the front porch on the northern elevation of the dwelling. – Approved

## 7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

### 7.1 **Representations received from Parish / Town Councils**

<b>Name of Parish / Town Council</b>	<b>Comment</b>	<b>Officer Response</b>
Woodham Mortimer and Hazeleigh Parish Council	Councillors feel sympathetic to the potential loss of the existing cottage stood at the site for many years and SUPPORT the removal of condition 2, however the Council would like to see a condition imposed that restricts the dwelling to ancillary use never to be partitioned or utilised as a separate dwelling. The cottage should also be conditioned that it will be continually maintained to an acceptable standard commensurate with its original character and rural environment.	Noted.

### 7.2 **Internal Consultees**

<b>Name of Internal Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Conservation Officer	No objection.	Noted.

### 7.3 **Representations received from Interested Parties**

7.3.1 No letters of representation have been received for this application.

**8. REASONS FOR REFUSAL**

- 1 The application site lies outside the defined settlement boundaries of District wherein both policies of the Development Plan and Government Guidance points towards the continued restraint of development in the countryside. In order to protect the intrinsic character of the countryside, it should be open and free from unnecessary development. The removal of Condition 2 of 14/01109/FUL would result in the retention of the original dwelling which visually would appear tantamount to an additional dwelling at the application site, representing the intrusion and intensification of residential development, eroding the character and appearance of the rural site and area. Therefore, the proposal is contrary to policies S1, S8, D1 and H4 of the LDP the guidance and provisions as contained within the NPPF and the adopted Maldon District Design Guide.
  
- 2 A lack of information has been submitted with the application, to demonstrate that the original dwelling would be used in an ancillary nature and the proposal fails to comply with the criteria set out in the Specialist Housing Needs SPD for annexe accommodation. Further, insufficient justification / evidence for the removal of the condition has been supplied. Therefore, the proposal is contrary to policies S1, S8, D1 and H4 of the LDP, the guidance and provisions as contained within the NPPF, the Specialist Housing Needs SPD and the adopted Maldon District Design Guide.